

**MINUTES OF THE  
AUBURN CITY HISTORIC DESIGN REVIEW COMMISSION  
MEETING  
JULY 3, 2007**

The regular session of the Auburn City Historic Design Review Commission was called to order on July 3, 2007 at 6:03 p.m. by Chairman Merz in the Council Chambers, 1225 Lincoln Way, Auburn, California.

**COMMISSIONERS PRESENT:** Smith, Worthington, Briggs, Elder, Kidd, Chrm. Merz

**COMMISSIONERS ABSENT:** Kosla, Thompson

**STAFF PRESENT:** Will Wong, Community Development Director;  
Steve Geiger, Associate Planner; Sue Fraizer,  
Administrative Assistant

**ITEM I: CALL TO ORDER**

**ITEM II: PLEDGE OF ALLEGIANCE**

**ITEM III: APPROVAL OF MINUTES**

None.

**ITEM IV: PUBLIC COMMENT**

None.

**ITEM V: PUBLIC HEARING ITEMS**

- A. Civic Design Amendment - 1240 High Street (Auburn Towers) - File CD AMEND 03-9(B).** The applicant requests approval of a Civic Design Amendment to eliminate a brick facade treatment from the northern building elevation of the Auburn Towers office building currently under construction at 1240 High Street.

Director Wong gave the staff report. This project previously received Design Review approval and is under construction. Upon inspection, staff noticed that one of the elevations had been changed by omission of the brick facade without approval or an amendment by the Commission. Staff recommends that brick be returned to the facade.

Charlie Pick, 66 C Street in San Rafael who is the architect for the project explained the reasons why the brick was eliminated from the north facade. He did not realize that the City had not seen the revised drawings. He believes that the change has resulted in an improvement to the look of the building. He apologized for the oversight, and asked the Commissioners to approve the amendment.

Comm. Worthington stated that she believes the change enhances the appearance of the building.

Comm. Elder said she is disappointed that the brick was not applied, as the original plans called for. She feels brick is an important part of the architectural features for Auburn.

Comm. Smith agreed with Comm. Elder and staff that the brick should have been applied as originally approved.

Chrm. Merz asked Mr. Pick when he changed his mind about the application of brick.

Mr. Pick explained when and how the change occurred.

There was discussion about the other changes that the applicant made without prior approval.

The public hearing was opened.

Jon Blinder who represents the owners of 1240 High Street stated that they are very happy about how the building turned out, but unhappy about how the process was done. The project has gone 13 months beyond the expected opening date and they are now in a critical financial situation. He asked for the Commission's understanding as well as their approval of the proposed amendment.

Comm. Smith **MOVED** to:

Adopt HDRC Resolution No. 07-18 (Exhibit A)  
denying the applicant's request to eliminate a brick  
facade treatment from the northern building elevation  
of the Auburn Towers office building at 1240 High  
Street.

Comm. Elder **SECONDED**.

AYES:           Smith, Elder

NOES: Worthington, Briggs, Kidd, Chrm. Merz  
ABSTAIN: None  
ABSENT: Kosla, Thompson

The motion was denied.

Comm. Worthington **MOVED** to:

Adopt HDRC Resolution No. 07-18 (Exhibit B)  
approving the applicant's request to eliminate a  
brick facade treatment from the northern building  
elevation of the Auburn Towers office building  
at 1240 High Street.

Comm. Briggs **SECONDED**.

AYES: Worthington, Briggs, Kidd, Chrm. Merz  
NOES: Smith, Elder  
ABSTAIN: None  
ABSENT: Kosla, Thompson

The motion was approved.

- B. Historic Design Review - 195 Cherry Avenue (Mary Bardellini) - File HDR 07-19.** The applicant requests Historic Design Review approval for one (1) wall sign for Executive Real Estate Services located at 195 Cherry Street. *This item was continued from the June 19, 2007 meeting.*

Planner Geiger gave the staff report. This item was before the Commission at the last meeting, however the applicant was not present and the Commission voted to continue the item so the applicant could be present. The applicant is requesting approval of a wall sign previously installed on her building for her business. The sign has been placed on the left side of the door (facing the doorway). The sign is made of metal, has a white background with black, gray and red lettering and highlights. These colors are similar to those on the building. The sign size complies with the requirements of the Zoning Ordinance. Staff believes the sign material and colors are consistent with the Design Guidelines and appropriate for the Downtown area and recommends approval of the sign.

The applicant, Mary Bardellini, 195 Cherry Avenue, Auburn stated that there are no other tenants in her building. She has owned the building for over 20 years. The proposed sign is subtle and takes up a small percentage of the allowed space for

a sign. The purpose of the sign is for her clientele to identify her location, not to attract the public.

Comm. Smith asked why the sign was installed prior to approval.

Ms. Bardellini replied that she simply did not think about it.

Comm. Smith stated that he does not care for the sign and does not think it flows with what the Commission is trying to accomplish in the area. He asked the applicant if she had seen the signs at the building next to her at 138 Cherry.

Ms. Bardellini responded that 138 Cherry is a Victorian building, and hers is not. This sign matches the one on the other side of the door of her building which has been there for 20 years.

Comm. Briggs noted that the brick on the sign matches the stripe in the sidewalk.

Comm. Elder stated that the sign may be more appealing if the letter style was changed.

Comm. Kidd stated that she likes the existing sign.

Chrm. Merz explained to Ms. Bardellini that if she had come to the Commission prior to installing the sign, the Commission could have informed her of what kind of sign would be preferable.

Director Wong pointed out that most signs the Commission sees are retail signs. This sign is simply for office identification.

Bill Prior, 858 High Street, Auburn stated that he likes the sign and thinks that the guidelines should be available for the sign makers in the City of Auburn.

Comm. Briggs commented that she feels that the reason for the Commission's hesitancy to approve the sign is that it is just another of many applications where the sign was put up prior to the Commission's approval.

There Commissioners discussed this point.

Comm. Briggs **MOVED** to:

Adopt Resolution No. 07-15 as presented, approving one (1) wall sign for Executive Real Estate Services located at 195 Cherry Avenue (File # HDR 07-19).

Comm. Kidd **SECONDED**.

AYES: Briggs, Kidd, Chrm. Merz  
NOES: Smith, Worthington, Elder  
ABSTAIN: None  
ABSENT: Kosla, Thompson

The motion was denied.

With agreement from the Commissioners that voted against approval, there was further discussion among the Commissioners about this proposal. It was determined that since there was not a full Commission in attendance at this meeting, it may be best to continue this item to the next meeting for the full Commission to hear this item and vote on it.

Chrm. Merz **MOVED** to:

Continue Historic Design Review for 195 Cherry Avenue (Mary Bardellini) - File HDR 07-19 to the Historic Design Review Meeting of July 17, 2007.

Comm. Kidd **SECONDED**.

AYES: Worthington, Briggs, Kidd, Chrm. Merz  
NOES: Smith  
ABSTAIN: Elder  
ABSENT: Kosla, Thompson

The motion was approved.

- C. **Historic Design Review Permit - 226 Washington Street (Auburn Alehouse) - File HDR 07-23.** The applicant requests approval of new signs on the front and side of the Auburn Alehouse building, review of exterior light fixtures, and modifications to several exterior features of the building including the balcony railing, doors, architectural accent, and a small roof.

Director Wong gave the staff report. The request is for an amendment to the previous Historic Design Review approval.

When staff was called to perform the final inspection, they found that several things had been added to the building. These items require an amendment to the original Design Review permit. The items added were lights, a metal balcony, a waitress station roof, a metal roof structure over the lift and a balcony door. The outdoor patio doors were changed from wood to metal. Staff supports the proposed changes.

Comm. Worthington asked if the revised plans were submitted prior to the changes being made.

Director Wong said that the revised plans came in after the work was completed, therefore prior approval was not given.

Comm. Elder said she would like to have the waitress station roof cedar washed to prevent a reflective glare.

Director Wong replied that the applicant is proposing to paint the roof gray to remove the shiny finish.

The applicant, Michael Murphy, 500 Auburn Folsom Road, Suite 100 stated that they have obtained temporary occupancy for the building. As the project was progressing, they were confronted with many decisions to be made. He asked the Commission to allow them some flexibility.

Comm. Smith said he likes the work but would have preferred that the proper procedure had been followed.

Comm. Worthington agreed with Comm. Smith.

The public hearing was closed.

The Commissioners discussed the changes to this project.

Comm. Kidd **MOVED** to:

Adopt HDRC Resolution No. 07-19 as presented,  
approving modifications to several exterior elements of  
the Auburn Alehouse building, including doors,  
lighting, railing, accent features, and roofing material.

Comm. Worthington **SECONDED**.

AYES: Smith, Worthington, Briggs, Elder, Kidd, Chrm.  
Merz  
NOES: None  
ABSTAIN: None

ABSENT: Kosla, Thompson

The motion was approved.

- D. Historic Design Review Permit Amendment - 905 Lincoln Way (Gray Construction) - File HDR 06-18(A).** The applicant requests approval of an amendment to Historic Design Review Permit 06-18 for Citizen's Bank to allow a wall sign with synthetic letters and backlighting instead of metal letters located at 905 Lincoln Way.

Planner Geiger gave the staff report. Last July the Commission approved improvements for this building. Several improvements were included in the project. The approved plans included a wall sign for the building tenant (Citizen's Bank) was to have metal letters and be non-illuminated.

Once construction was complete, staff learned that the letters contained in the sign were not metal, but synthetic and that the sign was back-lit. The applicant was contacted and given the option to remove the sign or file an amendment application.

The size of the sign is the same as the original proposal. The applicant provided photos taken of the sign to show the effect of the backlighting. The Guidelines allow for individually lighted letters in the Downtown area. The amendments to the Guidelines as approved by City Council allow for plastic letters and other synthetic materials of high quality. Staff believes that the letters used and the backlighting are attractive and of high quality. Staff is recommending a condition that the sign letters be painted with a matte finish. With this condition, staff recommends approval.

Comm. Worthington asked about the additional address signage on the building.

Planner Geiger said that it is not the City's practice to regulate address signs.

Comm. Worthington said that she would like to add a condition that the address sign be painted with a matte finish.

Comm. Briggs asked if the original sign had "of Northern California" placed beneath "Citizen's Bank".

Planner Geiger replied that it was included in the original proposal.

The applicant, J.T. Anderson with Gray Construction, 235 Sutherland Drive introduced himself. He explained that the Company used to be "of Nevada County", and it has now changed to "of Northern California". He stated that they are willing to paint the letters with a matte finish. He explained the reasons why the letter material was changed, and the backlighting was added, as well as why the changes were made prior to Historic Design Review approval.

Comm. Worthington asked staff about other changes to the facade in relation to this tenant and a possible second tenant.

Planner Geiger explained that the owner of the building asked that his original plan be deferred until he submitted a new proposal for facade changes after a second tenant was to occupy the building.

Comm. Elder **MOVED** to:

Adopt Resolution No. 07-17 approving the amendment to Historic Design Review Permit 06-18 for Citizen's Bank to allow a wall sign with synthetic letters and backlighting instead of metal letters located at 905 Lincoln Way to include a Condition that the address sign be painted with a matte finish.

Comm. Smith **SECONDED**.

AYES: Smith, Worthington, Briggs, Elder, Kidd,  
Chrm. Merz  
NOES: None  
ABSTAIN: None  
ABSENT: Kosla, Thompson

The motion was approved.

**E. Historic Design Review - 851 High Street (Powell's Auto Repair) - File HDR 07-24.** The applicant requests Historic Design Review approval for one (1) wall sign for Powell's Auto Repair located at 851 High Street.

Planner Geiger gave the staff report. The building is currently being occupied by a gas station/mini mart. The service bays of the building are currently being used by the applicant, Richard Powell. The proposal is for one wall sign made of metal. The sign will have a white background with blue vinyl letters and trim band and red vinyl numbers. The sign size complies with the sign ordinance. Staff is in support of this sign proposal.



Comm. Worthington asked how the frontage measurement was determined since two businesses are located in this building.

Planner Geiger replied that it is based upon their particular business frontage measurement.

The applicant, Richard Powell, 851 High Street introduced himself.

Comm. Worthington stated that this is an appropriate sign for this particular building.

Comm. Kidd **MOVED** to:

Adopt HDRC Resolution No. 07-20 as presented,  
approving one wall sign for Powell's Auto Repair  
located at 851 High Street.

Comm. Briggs **SECONDED**.

AYES:	Smith, Worthington, Briggs, Elder, Kidd, Chrm. Merz
NOES:	None
ABSTAIN:	None
ABSENT:	Kosla, Thompson

The motion was approved.

**ITEM VI: COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS**

- A. City Council Meetings  
None
- B. Future Historic Design Review Commission Meetings  
None
- C. Reports  
None

**ITEM VII: HISTORIC DESIGN REVIEW COMMISSION REPORTS**

None.

**ITEM VIII: FUTURE HISTORIC DESIGN REVIEW COMMISSION AGENDA ITEMS**

None.

**ITEM IX:                   ADJOURNMENT**

The meeting was adjourned at 8:29 p.m.

Respectfully submitted,

Susan Fraizer, Administrative Assistant